





Planning Commission Staff Report

TO: PLANNING COMMISSION 

FROM: AMY TEMES, SENIOR PLANNER
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER 
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 4, 2018

SUBJECT: Z17-1028, MACERICH SANTAN VILLAGE MARKETPLACE
PHASE V: REQUEST TO AMEND ORDINANCE NOS. 1142 AND
1230 TO AMEND THE CONDITIONS OF DEVELOPMENT
WITHIN THE CROSSROADS CENTER PLANNED AREA
DEVELOPMENT (PAD) FOR APPROX. 43.72 ACRES OF REAL
PROPERTY, KNOWN AS PARCEL F1, GENERALLY LOCATED
AT THE SOUTHEAST CORNER OF SANTAN VILLAGE
PARKWAY AND WILLIAMS FIELD ROAD AND ZONED
REGIONAL COMMERCIAL (RC) WITH A PAD OVERLAY.

STRATEGIC INITIATIVE: Community Livability

Updating development standards for an existing mixed use Planned Area Development.

RECOMMENDED MOTION

For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z17-1028, as requested, subject to the conditions listed in the staff report.

APPLICANT/OWNER

Company: Burch & Cracchiolo, P.A.
Name: Brennan Ray
Address: 702 E. Osborn Road, Suite 200
Phoenix, AZ 85014

Company: Westcor Santan Adjacent LLC
Name: Bruce Hart
Address: 6720 N. Scottsdale Road #109
Scottsdale, AZ 85253

Phone: 602-234-8794
Email: bray@bcattorneys.com

Phone: 480-922-9200
Email: bhart@veduraresidential.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>January 5, 1999</i>	Town Council approved Z98-27 adopting Ordinance No. 1142 Crossroads Center PAD.
<i>November 16, 1999</i>	Town Council approved Z99-41 adopting Ordinance No. 1230 Crossroads Center PAD.

Overview

Crossroads Center PAD was originally a 586 acre mixed use project located south of Ray Road, north and west of the 202 Freeway and east of the Maple Drive alignment. The PAD is a destination with a wide variety of commercial, employment, and multi-family uses with the center of the development being the SanTan Village Regional Shopping Mall. Westcor/Macerich, the owners and operators of the project, have rights under the existing ordinances to allow 20% of the total PAD to be multi-family residential.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial	Regional Commercial PAD	SanTan Regional Shopping Mall
South	Regional Commercial	Regional Commercial PAD	SanTan Village Marketplace
East	Regional Commercial	Regional Commercial PAD	SanTan Village Marketplace
West	Regional Commercial	Regional Commercial	SanTan Flats and the Pavilions
Site	Regional Commercial	Regional Commercial PAD	Vacant

Rezoning

The applicant wishes to develop a multi-use development on a 43.72 acre property southeast of Santan Village Parkway and Williams Field Road with 20% multi-family, in keeping with the original intent of the PAD. However, the existing PAD is almost 20 years old and development standards have changed over time. The existing PAD limits multi-family to 20 year old suburban standards. The 159.63 acre property known as Parcel F will need to be split into two, creating Parcel F1. The Conceptual Land Use Plan Exhibit will also be amended to show the new parcel and the development standards for Parcel F1 will be amended as follows:

- Building height increased from to 2-story 30' to 55'
- The maximum floor area ratio of 0.5 shall not apply to multi-family
- C-2 development standards, as noted in the PAD or as amended within this rezoning, shall apply to multi-family development
- Multi-family maximum density shall not exceed 36 DU/Acre

In addition to the updated development standards for multi-family (MF), the applicant has requested some clarifications for the multi-use development:

- Drive through restaurants and Automotive Service and Repair. are allowed within the Multi-Use Commercial Parcel (F1) and included on the Land Use list.
- No Conditional Use Permit is required for Multi-Family, Automotive Service and Repair, Car Washes, Commercial Amusement Facilities, Swim/Fitness Clubs, Bars, Lounges or Taverns in Parcel F1. A Conditional Use Permit would still be required for Vehicle and Boat Sales and Rentals, Communication Towers and Satellite Dishes, Outdoor Places of Public Assembly and Transit Terminals.

The multi-use development shall consist of retail, restaurants, multi-family residential and service oriented uses. The multifamily component of the project will be located at the far south end and consist of approximately 297 luxury rental units at a density of approximately 33.07 DU/Acre with good pedestrian and vehicular connections to the project commercial uses and surrounding multi-use developments. The project will dedicate and construct Boston Street between Santan Village Parkway and Market Street, providing a traffic signal on Market Street and boxing in the intersection of Boston and Santan Village Parkway for a possible future signal.

Project Data Table

Site Development Regulations	Required per LDC	Ordinance No. 1230	Proposed Parcel F1
Development Standards	MF in RC to comply with RC	Residential in C-2 to comply with R-4	MF in C-2 to comply with C-2 Standards
Maximum Density	No Max in RC	12-22 DU/Acre	12-36 DU/Acre
Maximum Floor Area Ratio (FAR)	N/A for MF	N/A MF (page 65)	N/A MF
Drive through uses	Permitted	Not Addressed	Permitted
Automotive Service and Repair Minor	Permitted	UP Required	Permitted
Car Washes	Permitted	UP Required	Permitted
Indoor Amusement Center	Permitted	UP Required	Permitted
Swim/Fitness Centers,	Permitted	UP Required	Permitted
Bar, Lounges, or Taverns (w or w/o dancing)	Permitted	UP Required	Permitted
Conditional Use Permit			
Vehicle/Boat Sales/Rental	UP Required	UP Required	UP Required
Automotive Service/Repair	Major UP	UP Required	Major
Maximum Building Height	55'	40' Retail & Services 60' Office & Hotel 30' Multi Family	40' Retail & Services 60' Office & Hotel 55' Multi-Family
Minimum Setback			
Front to ROW	25'	20'	20'

Side to ROW	20'	20'	20'
Side to non-residential	20'	0'	0'
Rear to non-residential	20'	0'	0'
Minimum Landscape			
Front to ROW	25'	5'	5' (20' min provided)
Side to ROW	20'	5'	5' (20' min provided)
Side to non-residential	20'	5'	5'
Rear to non-residential	20'	5'	5'
Maximum Lot Coverage (%)	15%	15%	15%
Parking	Per LDC	Per ULDC (Ord No 1230)	Per ULDC (Ord No 1230)

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on September 15, 2017 at the SanTan Village Community Room. No residents attended the meeting.

Staff has received one comment from the public regarding burrowing owls. The applicant had an owl rescue come out and safely rehome the birds. Since that time more owls have been noted. According to the applicant, they will have the owls rehomed by the rescue closer to the date of construction.

SCHOOL DISTRICT

No comments were received.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z17-1028 to amend the conditions of development within The Crossroads Center Planned Area Development (PAD) for approximately 43.72 acres of real property, known as Parcel F1, generally located at the southeast corner of Santan Village Parkway and Williams Field Road and zoned Regional Commercial (RC) with a PAD overlay, subject to the following conditions.

EXHIBIT 3: Amended Development Plan of the Crossroads Center PAD, dated April 4, 2018.

1. Conceptual Land Use Plan creating Parcel F1, Pages 15, 16 and 17.
2. Increasing Building Height to 55' for Multi-Family Residential within Multi-Use Commercial, Parcel F1, Page 65.
3. Increasing density for Multi-Family Residential within Multi-Use Commercial, Parcel F1, to 36 Du/gross acre, Page 58.
4. Clarifying that the floor area ratio does not apply to Multi-Family Residential within Multi-Use Commercial, within Parcel F1, Page 65.
5. To clarify that drive through restaurants and automotive service uses Minor are allowed and included on the Land Use list within Multi-Use Commercial, within Parcel F1, Page 56, 57 and 58
6. Clarifying uses that do not require a Use Permit, Pages 20, 56, 57, and 58.
7. Amending the Development Standard for Multi Family in Multi-Use Commercial, Parcel F1 shall comply with the C-2 Development Standards, Page 58, 65, 66 and 67.
8. Dedication to Gilbert for Boston Street right-of-way between Santan Village Parkway and Market Street (full width) shall be completed prior to or at the time of recordation of the final plat or issuance of an approval to construct for the first building or sooner, as required by the Town Engineer. Dedication of Boston Street shall be 80' in width at the intersections of Santan Village Parkway and Market Street and tapering to 66' in width in between the two intersections.
9. Construction of off-site improvements to Boston Street between Santan Village Parkway and Market Street (full width) shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or sooner, as required by the Town Engineer. Off-site improvements shall include traffic signals at the intersection of Boston Street and Market Street and at the intersection of Boston Street and Santan Village Parkway. If Gilbert constructs the improvements required by this

ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its actual costs of construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.

Respectfully submitted,
Amy Temes
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Zoning Exhibit
- 4) Development Plan

Notice of

Z17-1028: Macerich Santan Village Marketplace Phase V
Attachment 1 - Notice of Public Hearing
April 4, 2018

PLANNING COMMISSION DATE:

Wednesday, April 4, 2018* TIME: 6:00 PM

TOWN COUNCIL DATE:

Thursday, May 3, 2018 * TIME: 6:30 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

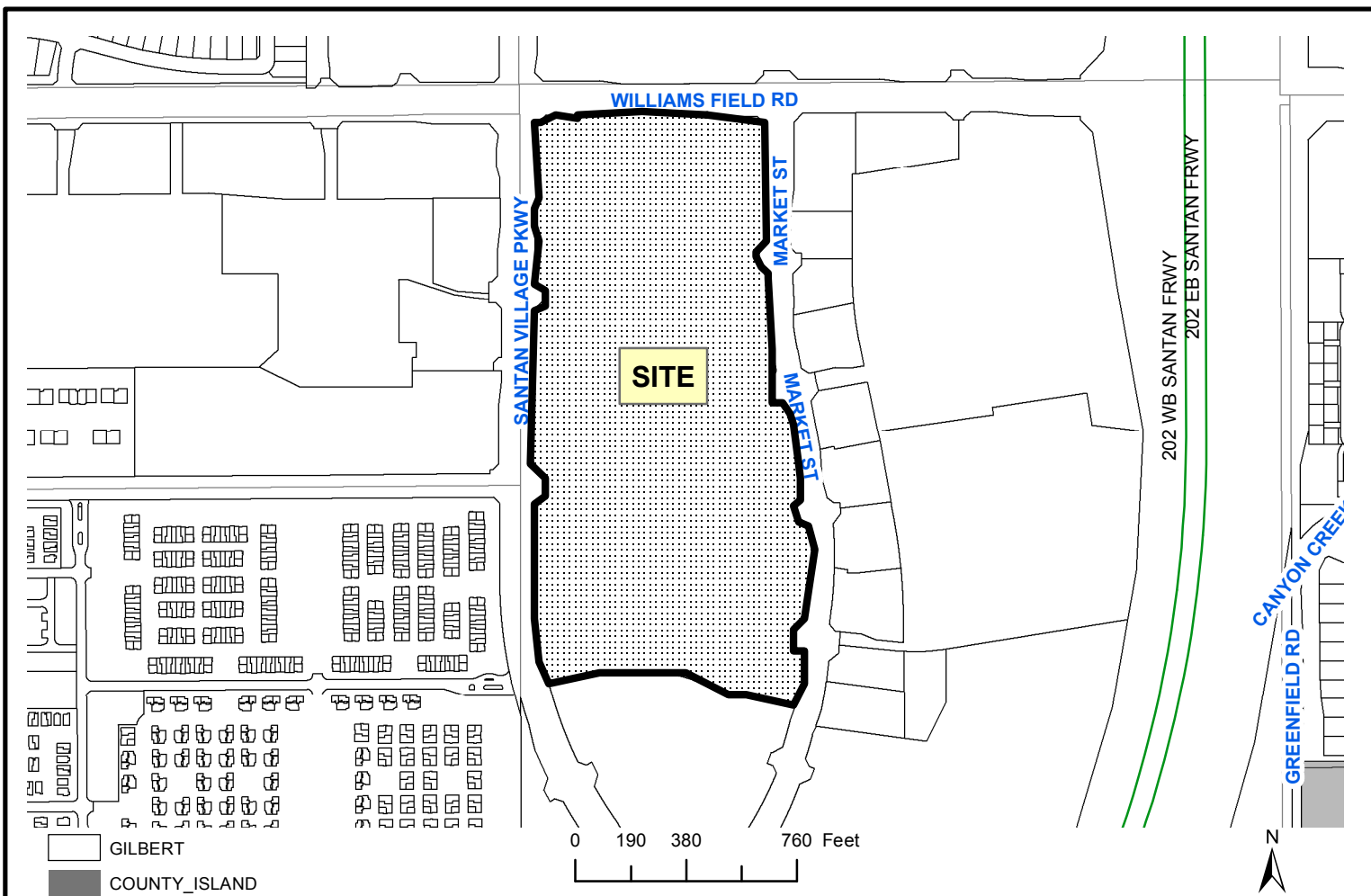
*** Call Planning Department to verify date and time: (480) 503-6729**

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission> and <http://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/town-council>

REQUESTED ACTION:

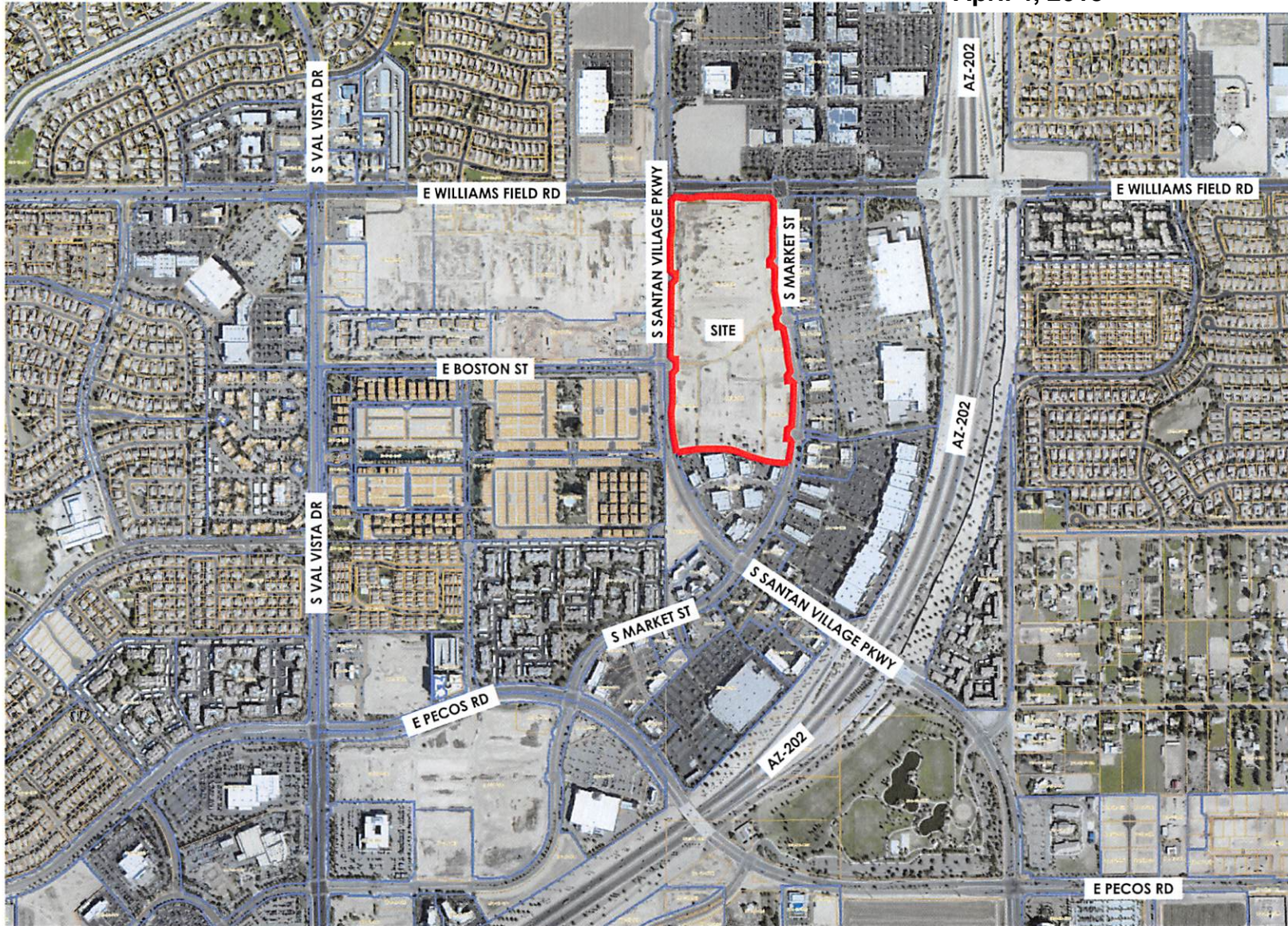
Z17-1028: Request to amend Ordinance[s] No.1142 and 1230 to amend the conditions of development within the Gilbert Crossroad Center Planned Area Development (PAD) for approximately 43.72 acres of real property, known as Parcel F1, generally located at the southeast corner of Santan Village Parkway and Williams Field Road, consisting of approximately 43.72 acres of Regional Commercial (RC) zoning districts, all with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office. The request is to amend the conditions of development as follows: Modifying the Conceptual Land Use Plan to create Parcel F1, allow increased building height for Parcel F1, allow increased density for Parcel F1, to clarify that floor area ratio will not apply to multi family residential within Multi-Use Commercial for Parcel F1, amending development standards for Multi-Family within C-2 Multi-Use Commercials and shall adhere to Commercial Development Standards for Parcel F1, and to clarify that drive through restaurants and auto oriented uses are allowed and included on the Land Use list provided within the existing ordinance. The effect of the amended development conditions will be allow for more intensive development in keeping with the intent of the PAD.

SITE LOCATION:



APPLICANT: Burch & Cracchiolo
CONTACT: Brennan Ray
ADDRESS: 702 E. Osborn Rd, Ste.200
Phoenix, AZ 85014

TELEPHONE: (602) 234-8794
E-MAIL: bray@bcattorneys.com



AERIAL MAP

Elevation San Tan / Macerich



TODD & ASSOCIATES, INC.

ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
602.932.8282 www.toddassociates.com

Gilbert, Arizona

PRE-APP

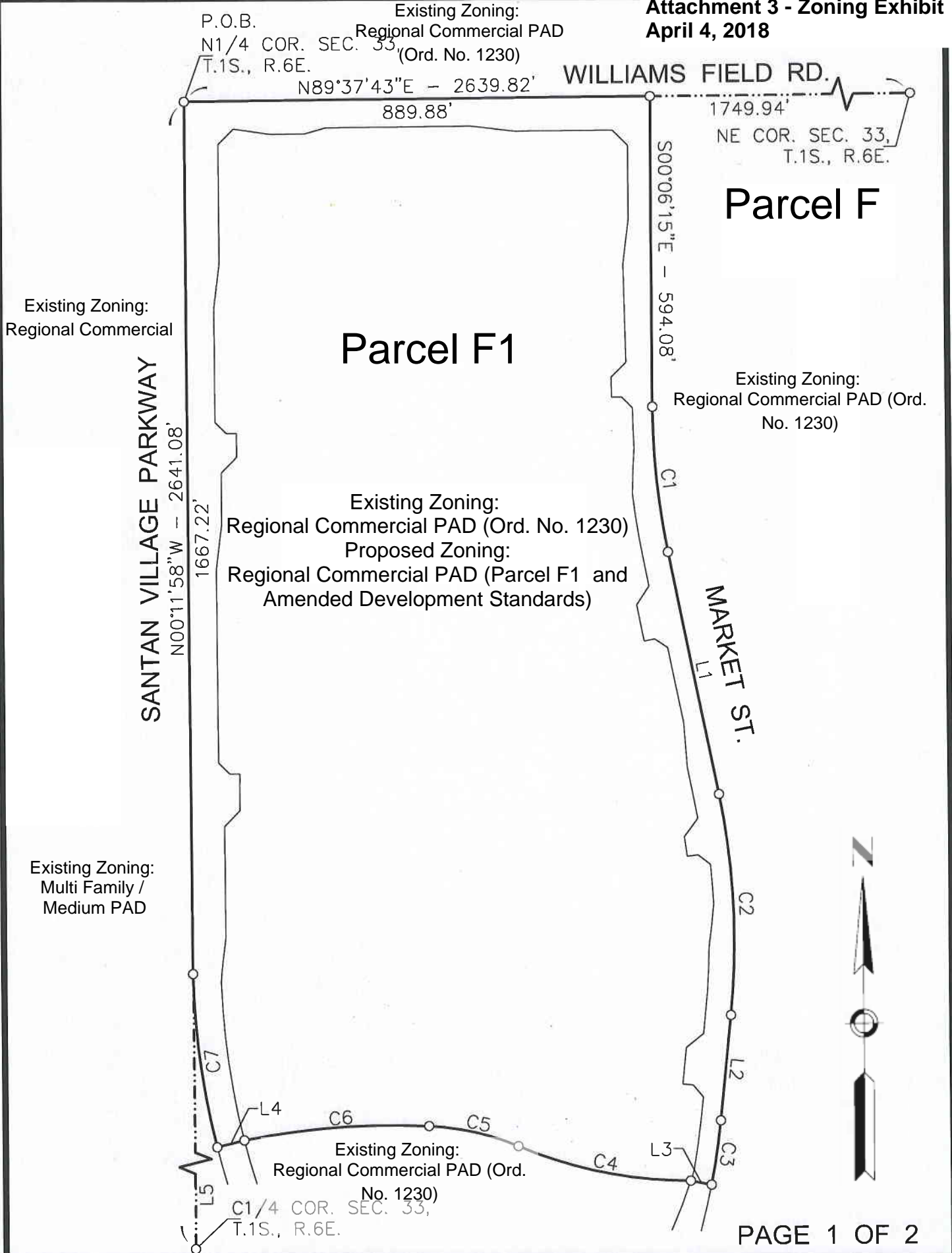
Project No. 17-2020-00 Date 09-14-2017

VEDURA RESIDENTIAL

6720 N. Scottsdale Rd., #109
Scottsdale, AZ 85253

SHEET
1
OF 1





GILBERT CROSSROADS CENTER (AMENDED PAD)

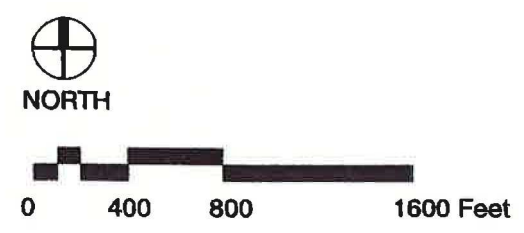
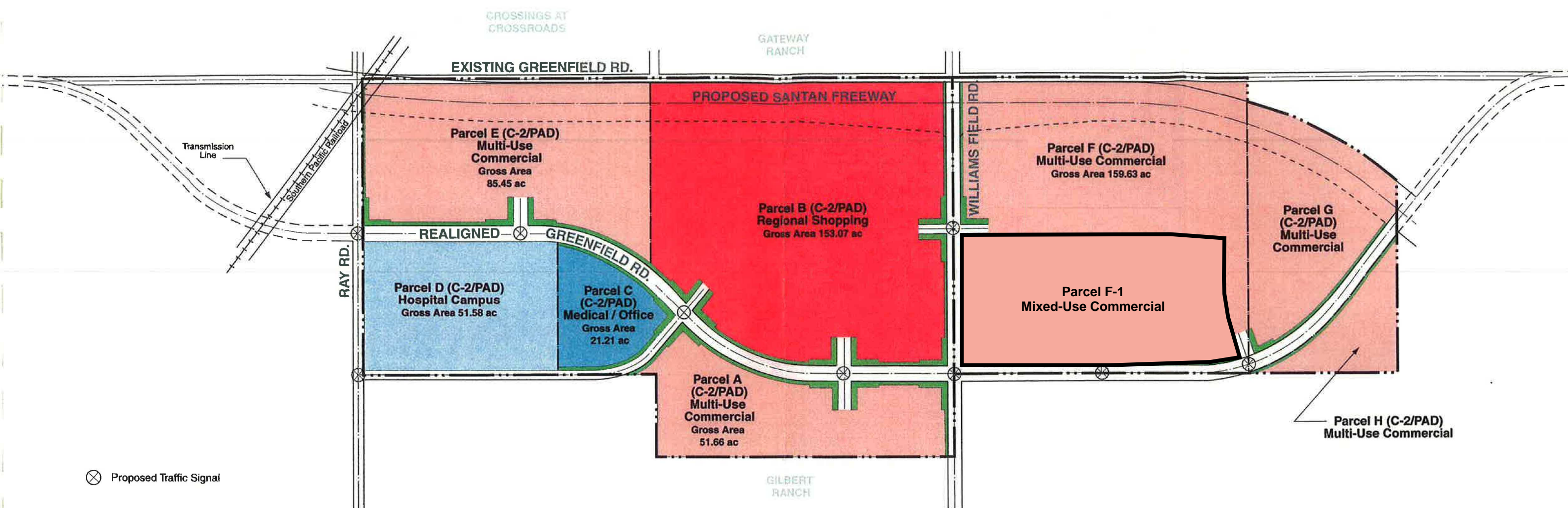
**NORTHWEST AND SOUTHWEST CORNERS OF WILLIAMS
FIELD ROAD AND THE FUTURE SANTAN FREEWAY
GILBERT, ARIZONA**

**GIG DEVELOPMENT CO., INC.
LUTHERAN HEALTHCARE NETWORK
WESTCOR/GILBERT, L.L.C.**

January 5, 1999
Revised October 11, 1999

Z99-41 (2ND) EXHIBIT A TOWN COUNCIL 11/16/99

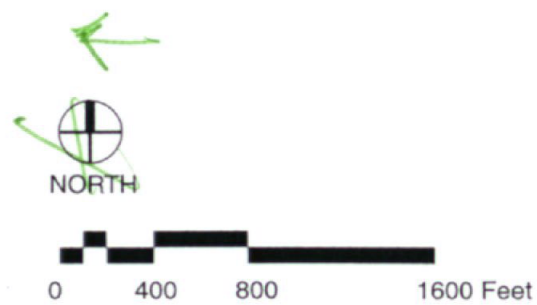
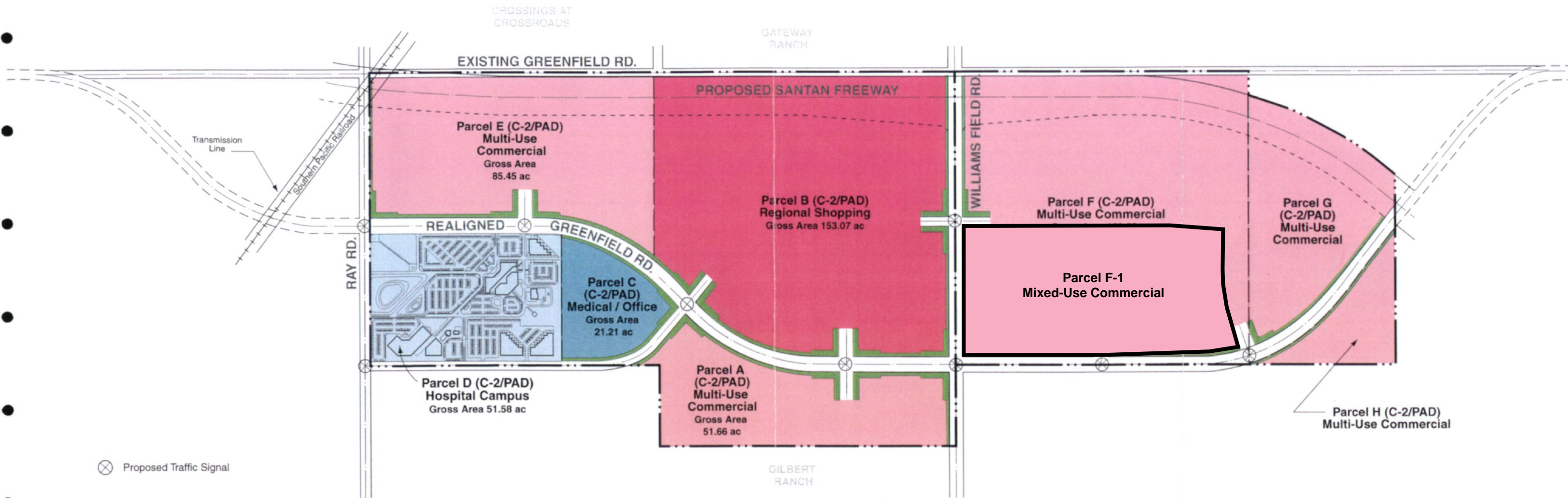
Revised 4/4/2018



CONCEPTUAL LAND USE PLAN

Crossroads Center

Town of Gilbert, Arizona

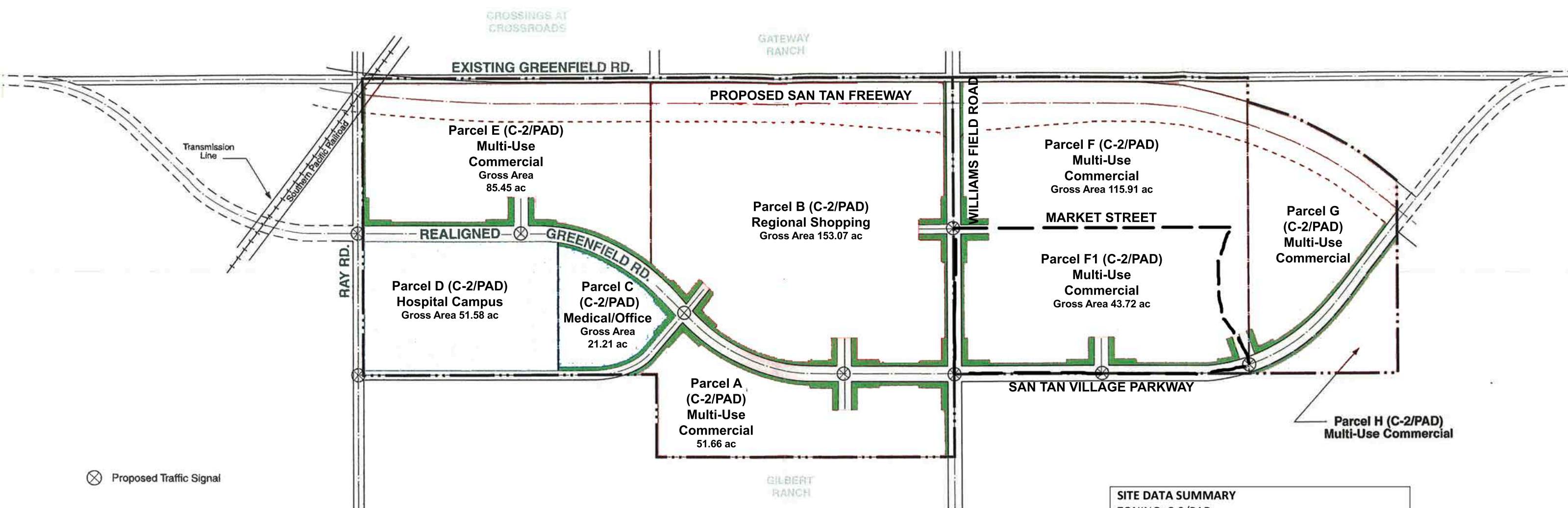


CONCEPTUAL LAND USE PLAN *

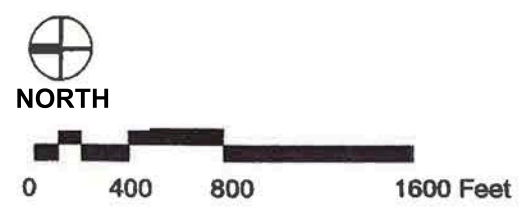
*Includes Preliminary Site Plan for Medical Campus

Crossroads Center

Town of Gilbert, Arizona



SITE DATA SUMMARY		
ZONING: C-2/PAD		
PARCEL	USE	GROSS AREA
A	MULTI-USE COMMERCIAL	51.66 AC
B	REGIONAL SHOPPING	153.07 AC
C	MEDICAL/OFFICE	21.21 AC
D	HOSPITAL CAMPUS	51.58 AC
E	MULTI-USE COMMERCIAL	85.45 AC
F	MULTI-USE COMMERCIAL	115.91 AC
F1	MULTI-USE COMMERCIAL	43.72 AC
G	MULTI-USE COMMERCIAL	NA
H	MULTI-USE COMMERCIAL	NA



CONCEPTUAL LAND USE PLAN

Crossroads Center

Town of Gilbert, Arizona

1.7 Table of Permitted Uses for Non-Residential Districts

A	Approved use
Ac	Accessory use
*	Authorized use with standards – refer to appropriate Section
Adt	No drive-through facilities allowed
UP	Use Permit required
AUP	Administrative Use Permit required
Ax	Allowed only upon compliance with Section 2.65, Sexually-Oriented Businesses

Not required for Parcel F1

Not required for Parcel F1

Not required for Parcel F1

Not required for Parcel F1

Not applicable for Parcel F1

USES	DISTRICTS										
	N - S	NCC	C - 1	C - 2	PSC-1	PSC-2	E - R	I - B	I - 1	I - 2	I - 3
Accessory apartment			A	A	A	A					
Airport and related uses									UP	UP	A
Amateur communication tower	Ac	Ac	Ac	Ac	Ac	Ac		Ac	Ac	Ac	Ac
Automotive service, major				UP					A	A	A
Automotive service, minor				UP					A	A	A
Bar, lounge or tavern with dancing, and/or live music				UP					UP	UP	UP
Bar, lounge or tavern without dancing, and/or live music			UP	UP					UP	UP	UP
Blood bank/plasma center				UP							
Boarding/rooming house, dormitory, fraternity or sorority house											
Business, trade or technical school				A		A			A	A	
Car wash			Ac	UP							
Carnival, temporary		AUP	AUP	AUP					AUP	AUP	AUP
Carry-out food service		Adt	A	A	A	A	Ac		A	A	
Cemeteries, crematories and mausoleums									UP	UP	UP
Cleaning or processing establishments		A	A	A	A	A			A	A	A
Clinics and health care facilities	A	A	A	A	A	A		A	A	A	
Colleges and universities						A			A	A	
Commercial amusement, indoor			UP	UP			A		A*	A*	
Commercial amusement, outdoor				UP			A		A*	A*	
Commercial parking lots	Ac	Ac	Ac	A	Ac	A	Ac	Ac	A	A	A
Commercial stables				UP			A		UP	UP	UP
Communication tower				UP					UP	UP	UP
Conference and banquet facilities			A	A	A	A	A		A	A	
Convenience retail centers		A	A	A	A	A*	Ac				
Convenience storage				UP					A	A	A
Correctional facilities											UP
Custom manufacturing				A*		A*			A	A	A
Day care centers		A	A	A	A	A			A*	A*	
Funeral homes		A	A	A	A	A					
Game court, lighted				A*		A*	A		UP	UP	
Game court, unlighted			A	A	A	A	A		Ac	Ac	
Golf, tennis, swim/fitness clubs				UP			A		A*	A*	
Helistop, heliport				UP					UP	UP	UP
Hospital				A		A					
Home Occupation	A	A									
Hotels, motels, resorts				A		A	Ac				
Industrial park								A*	A*	A	A
Industrial uses with high risk or hazardous materials											A
Industrial uses without high risk or hazardous materials				A*		A*		A*	A*	A	A
Kennel				UP						A	A
Kennel, limited			A	A	A	A			A	A	A
Landfill											UP

Note: Refer to Section 1.57 for additional uses permitted in the E-R District.

LAND USES

It is anticipated that the “Regional Shopping” and “Multi-Use Commercial” aspects of the Center may include, by way of illustrative examples and not limitation, general categories of Land Uses such as:

- Retail Establishments
- Restaurants (including outdoor seating and carry-out)(Including drive through uses in Parcel F1)
- Hotels, motels, resorts
- Offices
- Theaters
- Vehicle Sales and Rentals
- Personal Service Establishments
- Daycare Centers
- Fitness Facilities (including swimming pools and game courts)
- Automotive Service (major and minor) and Repair Facilities (Including Parcel F1 without a Use Permit)
- Retail Plant Nurseries
- Printing Services
- Car Washes
- Cleaning and Processing Establishments
- Indoor and/or Outdoor Commercial Amusement Establishments (but not including Fair Grounds)
- Schools (including Business, Trade and/or Technical Schools, Colleges, and Universities)
- Transit Terminals
- Places of Public Assembly
- Public Facilities
- Repair Services
- Utilities Facilities
- Parking Lots and/or Structures
- Veterinary Clinics and/or Hospitals
- Medical or Scientific Laboratories
- Clinics and Healthcare Facilities
- Helistops
- Bars, Lounges, or Taverns (with or without dancing and/or live entertainment)
- Convenience Retail
- Convenience Storage
- Outdoor Retail Sales and Storage
- Communication Towers and Satellite Dishes
- Conference and Banquet Facilities
- Wine and Liquor Sales
- Libraries, Museums, Galleries, and Similar Public Facilities
- Multi-Family Residential

It is anticipated that the “Hospital Campus” may include, by way of illustrative examples and not limitations, general categories of Land Uses such as:

- Hospital
- Clinics and Healthcare Facilities
- Medical-Related Schools
- Daycare Centers
- Swim/Fitness Facilities
- Helistop
- Medical or Scientific Laboratories
- Assisted Living and/or Nursing Homes
- Small Scale Convenience Retail Accessory to the Primary Use (such as a Gift and/or Flower Shop in the Hospital, a Pro Shop in the Swim/Fitness Facility, etc.)
- Restaurants that are Accessory to the Primary Use (such as a Cafeteria and/or Fast Food Facility within the Hospital)

It is anticipated that the “Medical/Office” aspect of the Crossroads Center may include, by way of illustrative examples and not limitation, general categories of Land Uses such as:

- Offices (including Medical Offices)
- Clinics and Healthcare Facilities
- Medical or Scientific Laboratories
- Daycare Centers
- Fitness Facilities
- Convenience Retail (such as a pharmacy, gift shop, flower shop, etc.)
- Restaurants, Banks, and Support Services
- Multi-Family Residential

The above illustrative examples are representative of the types of uses that are currently anticipated on the various Parcels of Crossroads Center. Such examples are neither all-inclusive nor limitative of the uses allowed (as Approved Uses, uses subject to a Use Permit and/or as Accessory Uses) pursuant to Sections 1.54 (C-2) and 1.7 (C-2 Column of the Table of Uses) of the Code.

Because of the Site’s location, size, ability to provide appropriate setback/buffering and Mixed-Use Commercial designation, as a part of the C-2 PAD Overlay, the Crossroads Development Team discloses and acknowledges that it (in accordance with market demand) anticipates requesting Use Permits for, by way of illustrative examples and not limitation, general categories of Land Uses such as:

- Vehicle and Boat Sales and Rentals
- Automotive Service and Repairs (Vehicle Service Minor Permitted in Parcel F1 w/o a Use Permit)
- Car Washes (Self Serve and Full service Permitted in Parcel F1 w/o a Use Permit)

- Commercial Amusement Facilities (but not including Fair Grounds) (Permitted in Parcel F1 w/o a Use Permit)
- Swim/Fitness Clubs (Permitted in Parcel F1 w/o a Use Permit)
- Bars, Lounges, or Taverns (with or without dancing and/or live entertainment) (Permitted in Parcel F1 w/o a Use Permit)
- Communication Towers and Satellite Dishes
- Outdoor Places of Public Assembly
- Transit Terminal

The need for landscaping buffers, perimeter walls, setbacks, and/or other design measures (if any) to assure compatibility of such Uses shall be determined through the Town's Use Permit and Site Plan Approval processes.

(12-36 DU/Gross Acre within Parcel F1)

The Town's General Plan provides that, "The intent of the Mixed-Use Commercial designation is to provide for high intensity uses with a retail commercial emphasis". The General Plan goes on to recognize the benefits of and need for residential density in proximity to high intensity commercial areas--by stating that the Mixed-Use Commercial designation may also include High Density Residential (20% cap). As a part of the Site's C-2 PAD Overlay, without further rezoning, High Density Multi-family Residential (12-22 DU-acre) may be provided on up to 20 per cent of the Regional Commercial, Multi-Use Commercial, and Medical/Office aspects of the Crossroads Center. Multi-family development (if any) shall be in accordance with the Section 1.43 (R-4) requirements of the Code. (Parcel F1 shall follow C-2 Development Standards for all development/uses as amended by this ordinance)

Development Standards

	Town Code's Typical C-2 Standards	Crossroads Center's C-2 PAD Standards			
		Multi-Use Commercial Parcels	Regional Shopping Parcel	Hospital Campus	Medical/Office Parcel
Maximum Building Height ¹	30' (may exceed 30' if PAD)	40' Retail & Services 60' Office & Hotel 55' Multi Family Residential	60'	105' Hospital 60' Other Facilities	60'
Building Setbacks	See C-2 Column of Chapter I, Article I, Section 1.65 of Code (Attached at 9-A)	Per Code ² Multi Family Residential to follow C-2 standards	Per Code	Per Code	Per Code
Maximum Lot Coverage ³	100%	40%	40%	33%	40%
% Open Space	See applicable provision of Chapter II, Article X of Code (Attached at 9-B)	Per Code Multi Family Residential to follow C-2 standards	Per Code	Per Code	Per Code
Parking Ratio	See "Required Parking Schedule" at Chapter I, Article IV, Section 4.3 of Code (Attached at 9-C)	4/1000 sq. ft. Retail 4/1000 sq. ft. Office 1/Hotel room Multi-Family ⁴	4/1000 sq. ft. Retail 4/1000 sq. ft. Office 1/Hotel room Multi-Family ⁴	Per Code	4/1000 sq. ft. Retail 4/1000 sq. ft. Office 1/Hotel room Multi-Family ⁴
Maximum Floor Area Ratio ³	Not Regulated by Code	.5 N/A Multi Family Residential	.5	.4	.5
Other Standards	See Code	Per Code	Per Code	Per Code	Per Code

FOOTNOTES ON NEXT PAGE

1. Exclusive of parapet walls, mechanical screening, elevator penthouses and architectural embellishments such as cupolas, domes, monuments, and towers. The number of stories is not restricted (within the maximum Building Heights identified). Multi-family Building Height (36' maximum, measured at the finished ceiling line) shall be in accordance with Chapter I, Article I, Section 1.43 (R-4) of the Code. The multi-family restrictions/height/R-4 development standards do not apply to Parcel F1.
2. References throughout this chart to “Per Code” are to the Town’s requirements as provided in the Gilbert Unified Land Development Code in effect at the time of the Crossroads Center’s C-2 PAD Approval.
3. References throughout this chart to “Lot Coverage” and “Floor Area Ratio” are to parcel-by-parcel averages. For example, on the Regional Shopping Parcel, the Lot Coverage (over the entire Regional Shopping Parcel) will not exceed 40% and the Floor Area Ratio (over the entire Regional Shopping Parcel) will not exceed .5. Lot coverage shall mean that portion of the lot or parcel (exclusive of public rights-of-way) that is covered by buildings (exclusive of parking canopies and structures). Floor Area Ratio is a commercial intensity standard that shall be the ratio of the gross floor area of the commercial buildings on a parcel to the gross land area of such parcel which gross land area may include one-half of all abutting streets and alleys which are dedicated to public use. Parcels abutting a freeway shall include twenty-five feet of such right-of-way within the gross land area of the parcel. The floor area of multi-family buildings shall not be included in determining a parcel’s Floor Area Ratio.
4. Multi-family developments shall provide 1.5 parking spaces/efficiency and one-bedroom units, 1.75 parking spaces/two-bedroom units, and 2 parking spaces/three-bedroom (and larger) units and townhouse units. In addition, one visitor space per ten units must be provided. At least one space per multi-family unit must be covered and assigned to a unit.

Bulk, Building and Landscape Setback Requirements for Non-Residential Districts

District	Lot Area Min./Max.	Landscape and Building Setbacks When Adjacent To: ¹								Maximum Coverage	Building Height	
		Non-Residential				Rural	Single- Family	Multi- Family	Arterial/ Arterial Intersection ³			Local/ Collector Streets
		Front	Rear	Sides	Street Sides	R1-43 R1-35 R1-20	R1-15 to R1-5	R-2 to R-TH				
PF / NS	1.0 ac. / >	25'	25'	25'	25'	25'	15'	10'	20' / 50'x250'	10'	0.30	Two stories 30' max. ³
N - S	0.5 / 5.0 ac.	25'	25'	5' & 10'	10' ²	25'	15'	10'	20' / 50'x250'	10'	0.40	One story 15' max.
NCC	0.5 / 5.0 ac.	20'	0	5' & 10'	10' ²	25'	15'	10'	20' / 50'x250'	10'	0.40	Two stories 30' max. ³
C-1	1.0 / 12.0 ac.	20'	0	0	10' ²	60'	60'	40'	20' / 50'x250'	10'	1.00 ⁴	Two stories 30' max. ³
C-2	10.0 ac. / >	0	0	0	10' ²	75'	75'	40'	20' / 50'x250'	10'	1.00	Two stories 30' max. ³
PSC-1	← Same as C-1 →											
PSC-2	← Same as C-2 →											
E-R	N/A	25'	25'	25'	25'	100'	100'	60'	25' / 50'x250'	15'	0	50'
I-B	0.5 ac. / >	35'	0	0	35' ²	25'	15'	10'	35' / 50'x250'	35'	0.50	Two stories 30' max. ³
I-1	1.0 ac. / >	30'	0	0	30' ²	100'	75'	60'	30' / 50'x250'	30'	0.50	No maximum
I-2	1.0 ac. / >	25'	0	0	0	100'	100'	60'	25' / 50'x250'	25'	No maximum	No maximum
I-3	3.0 ac. / >	20'	0	0	0	150'	150'	60'	20' / 50'x250'	20'	No maximum	No maximum



LANDSCAPE SETBACK A - 5 ft.
 LANDSCAPE SETBACK B - 10 ft.
 LANDSCAPE SETBACK C - 20 ft.
 LANDSCAPE SETBACK D - 35 ft.

Notes:

- ¹ In no case shall the building setback be less than the landscape setback. Refer to Chapter II for landscape requirements.
- ² Front and street side yards are to be entirely landscaped. The greater between this requirement and the arterial collector street shall apply.
- ³ Height may exceed 30 feet if approved in conjunction with Planned Area Developments per Section 1.8.
- ⁴ Bufferyard requirements require more stringent setback, height and other regulations when adjacent to certain residential areas. Refer to Chapter II.
- ⁵ Refer to Chapter II, Article IX (Site Design Standards).
- ⁶ Refer to Chapter I, Article I, Section 1.57 (E-R District).

5. Multi Family Residential in F1 shall adhere to C-2 standards except as amended by this ordinance.